

Course Information

REAL 2100: Principles of Real Estate

MW: 6:00pm-9:50pm
 BLB 035

PROFESSOR: Dr. Anjelita Cadena

Office: BLB 331B (940) 565-3099
 E-Mail: Anjelita.Cadena@UNT.edu
 Office Hours: MW 12noon-1pm, 10pm-10:30pm and by appointment.

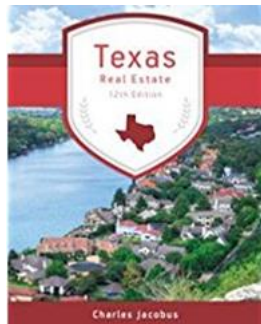
COURSE DESCRIPTION: REAL 2100 (1301). Principles of Real Estate. 3 hours. A survey of real estate principles, including real estate market, financial, investment and legal analysis. Home ownership and real estate investment for personal benefit are emphasized.

PREREQUISITE(S): None.

COURSE OBJECTIVES: The Real Estate Principles and Practices course is a survey course; an introduction to the practice of Real Estate. It is general in nature and designed to prepare the student for further study in one or more specific areas of Real Estate Finance, Law, Marketing, Appraisal, Property Management, and Investment Real Estate, and to develop the skills to manage personal real estate. Students are expected to comprehend real estate terminology and contract features and to acquire the knowledge, judgement and expertise to understand the real estate process.

1. To introduce the student to the practice of Real Estate
2. To provide the student with the language and terminology of real estate.
3. To prepare the student for a more in depth study of the key functional areas of real estate.
4. To prepare students to be more educated homebuyers.

TEXTBOOK:



Title:	Texas Real Estate
Author:	Charles J. Jacobus
Publisher:	OnCourse Learning
Edition:	12th Edition (2014)
ISBN-10:	1629800015
ISBN-13	978-1629800011

TECHNOLOGY: **Calculator:** A basic calculator will be needed for some of the real estate calculations. A calculator on your phone or other electronic device will not be permitted during exams.

Blackboard (learn.unt.edu) will be used as a supplemental tool for discussions, communication, documents distribution, announcements, and assignment submittal. Verify that you have access.

Software: Basic office software is necessary to complete your assignments Word, Excel, PowerPoint, etc. are available at the BLB Computer Lab and for individual use through the COB/Microsoft Licensing Agreement. Check the UNT website (<https://it.unt.edu/installoffice365>) for more details.

The **BLB Computer Lab** is available to all students during the semester. For locations, availability, and software licensing, check their website (<https://cob.unt.edu/lab>)

GRADING*:

***PROPOSED – SUBJECT TO CHANGE, CHECK BLACKBOARD FOR CHANGES.**

In-Class	20%	Discussions, Quizzes, Presentations
Outside-of-class	30%	Weekly Assignments
Exams & Projects	50%	Mid-Term and Final
A=100-90%; B=89-80%; C=79-70%; D=69-60%; F=<60%		

EMERGENCY NOTIFICATION AND PROCEDURES

UNT uses a system called Eagle Alert to quickly notify students with critical information in the event of an emergency (i.e., severe weather, campus closing, and health and public safety emergencies like chemical spills, fires, or violence). In the event of a university closure, please refer to Blackboard for contingency plans for covering course materials.

ACCEPTABLE STUDENT BEHAVIOR

Acceptable Student Behavior. Student behavior that interferes with an instructor’s ability to conduct a class or other students' opportunity to learn is unacceptable and disruptive and will not be tolerated in any instructional forum at UNT. Students engaging in unacceptable behavior will be directed to leave the classroom and the instructor may refer the student to the Dean of Students to consider whether the student's conduct violated the Code of Student Conduct. The University's expectations for student conduct apply to all instructional forums, including University and electronic classroom, labs, discussion groups, field trips, etc. The Code of Student Conduct can be found at deanofstudents.unt.edu/conduct.

ELECTRONIC DEVICES

Electronic devices (includes phones and laptops) are permitted for note-taking and accessing information pertinent to the topic. They should be muted and on your desktops.

ACADEMIC INTEGRITY STANDARDS AND SANCTIONS FOR VIOLATION (CHEATING, PLAGIARISM, ETC.)

According to UNT Policy 18.1.16, Student Academic Integrity, academic dishonesty occurs when students engage in behaviors including, but not limited to cheating, fabrication, facilitating academic dishonesty, forgery, plagiarism, and sabotage. A finding of academic dishonesty may result in a range of academic penalties or sanctions ranging from admonition to expulsion from the University. [Insert specific sanction or academic penalty for specific academic integrity violation].

(ADA) DISABILITY ACCOMMODATION

UNT makes reasonable academic accommodation for students with disabilities. Students seeking accommodation must first register with the Office of

Disability Accommodation (ODA) to verify their eligibility. If a disability is verified, the ODA will provide a student with an accommodation letter to be delivered to faculty to begin a private discussion regarding one's specific course needs. Students may request accommodations at any time, however, ODA notices of accommodation should be provided as early as possible in the semester to avoid any delay in implementation. Note that students must obtain a new letter of accommodation for every semester and must meet with each faculty member prior to implementation in each class. For additional information see the ODA website at disability.unt.edu.

ACCESS TO INFORMATION

Eagle Connect. Students' access point for business and academic services at UNT is located at: my.unt.edu. All official communication from the University will be delivered to your Eagle Connect account. For more information, please visit the website that explains Eagle Connect and how to forward e-mail: eagleconnect.unt.edu/

STUDENT PERCEPTIONS OF TEACHING (SPOT)



Student feedback is important and an essential part of participation in this course. The student evaluation of instruction is a requirement for all organized classes at UNT. The survey will be made available during the last week of class (Aug 4-10) to provide students with an opportunity to evaluate how this course is taught. Students will receive an email from "UNT SPOT Course Evaluations via IASystem Notification" (no-reply@iasystem.org) with the survey link. Students should look for the email in their UNT email inbox. Simply click on the link and complete the survey. Once students complete the survey they will receive a confirmation email that the survey has been submitted. For additional information, please visit the spot website at www.spot.unt.edu or email spot@unt.edu.

Academic Calendar for Summer (5w2) 2017

(check official link for updates: (http://catalog.unt.edu/content.php?catoid=15&navoid=1228#5w2_term_2017))

10-Jul-17	First class day
10-Jul-17	Student-requested schedule changes may be made during add/drop.
10-Jul-17	Last day for change of schedule other than a drop. (Last day to add a class.)
July 14 – August 2, 2017	Student may drop a course with written consent of instructor.
20-Jul-17	Last day for change in pass/no pass status.
20-Jul-17	Last day to drop a course or withdraw from the university with a grade of W for courses a student is not passing. After this date a grade of WF may be recorded.
July 21 – August 2, 2017	Instructors may drop students with a grade of WF for nonattendance.
2-Aug-17	Last day to withdraw from the semester. Process must be completed by 5 p.m. in the Dean of Students Office.
3-Aug-17	Beginning this date a student who qualifies may request a grade of I, incomplete. (See "Grading system" in the Academics section of this catalog.)
10-Aug-17	Last class day
11-Aug-17	Final examinations

You may also want to check the Office of the Registrar's Registration Guide

For registration and drop dates: <http://registrar.unt.edu/registration/summer-registration-guide>

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Proposed Schedule	
Week	Subject/Reading Assignment
1	Ch1: Introduction to Real Estate Ch2: Nature and Description of Real Estate Ch3: Rights and Interests in Land Ch4: Forms of Ownership Ch5: Issues in Home Ownership Assignment: <i>Investing in your personal home</i>
2	Ch6: Condominiums, Cooperatives, PUDs and Timeshares Ch7: Contract Law Ch8: Texas Real Estate Sales Contracts Ch9: Licensing Laws and Professional Affiliation Ch10: The Principal-Broker Relationship: Employment Assignment: <i>RE Career</i>
3	Ch11: The Principal-Broker Relationship: Agency Ch12: Fair Housing, ADA, Equal Credit, and Community Reinvestment Ch13: Transferring Title Ch14: Recordation, Abstracts, and Title Insurance Ch15: Mortgage Theory and Law Assignment: <i>Current Legal Issue</i>
4	Ch16: Lending Practices Ch17: Sources of Financing Ch18: Types of Financing Ch19: The Loan and the Consumer Ch20: Real Estate Leases Assignment: <i>RE Scenarios</i>
5	Ch21: Real Estate Appraisal Ch22: Title Closing and Escrow Ch23: Land-Use Control Ch24: Investing in Real Estate Ch25: Specialization Assignment: <i>Investing in a Foreclosure</i>
FINAL	Final Exam: Friday 08/11

**Final Exams are subject to University schedule, posting, and official changes. Please confirm final exam time/date with posted schedule.